



GRASSROOTS
REALTY GROUP

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702 2 Street E
Cardston, Alberta

MLS # A2307849



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Lawn, Lev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Manufactured Floor Joist, Stone	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), High Ceilings, No Smoking Home, Sump Pump(s)		
Inclusions:	None		

Welcome to this spacious 5-bedroom home located on a quiet, family-friendly street. The property features a fully fenced yard designed for both relaxation and entertaining, complete with a generous deck with built-in benches and included cushions, raised garden boxes, a cozy fire pit area, and a convenient dog run. Inside, the home offers a functional layout with ample space for growing families or those who love to host, along with plenty of storage throughout. The basement boasts 9-foot ceilings and is built with an ICF foundation, providing excellent insulation and durability. Additional highlights include on-demand hot water for efficiency and comfort. Recent exterior updates include new shingles, garage door, fascia, gutters/downspouts, and re-siding on the north and west-facing sides of the home, enhancing both curb appeal and long-term value. Enjoy added privacy with no future development planned behind the property!